

Sign Regulations

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Article 7. Sign Regulations

Sec. 701 Purpose and intent of Article 7.

701 (a) Purpose of sign regulation.

- (1) Regulation of the location, size, placement, and certain features of signs is necessary to enable the public to locate goods, services, and facilities in the county without difficulty and confusion, to improve the general attractiveness of the county, to take advantage of the beauty of the county's natural environment, and to protect property values therein. Such regulation is also necessary to facilitate and aid in the identification and location of businesses in the county in the event of police, fire, or other emergencies and to avoid confusion and delay in response to such emergencies. Accordingly, it is the intention of the County to establish regulations governing the display of signs that will:
 - a. Promote and protect the public health, safety and general welfare.
 - b. Provide for the expression of commercial and noncommercial speech by citizens and businesses in the county.
 - c. Enhance the economy of the county and the success of business and industry by promoting the reasonable, orderly, and effective display of signs.
 - d. Restrict signs and lights that increase clutter or which increase the probability of traffic accidents by obstructing or confusing the vision of drivers, bicyclists, or pedestrians.
 - e. Promote signs that are aesthetically compatible with their surroundings.
 - f. Insure proper maintenance, for safety and structural soundness, as well as the appearance and functionality of signs.
- (2) The purpose of this Article, therefore, is to support the economic vitality of the county through adequate identification of occupants, services, and events; to safeguard life through traffic safety; to protect the use of property, property values, and the public welfare; and to afford adequate opportunity for self-expression through free speech. These purposes are realized by regulating and controlling the number, location, size, sign type, and type of illumination of signs and sign structures so that all persons have ample opportunity to be equally heard and the public health, safety, and general welfare are adequately secured.

701 (b) Regulation of signs.

No sign shall be placed or maintained on any property, building or other structure within the unincorporated area of Lumpkin County except in conformity with this Sign Article.

701 (c) Intent of sign regulations.

Notwithstanding any other restrictions in this Sign Article, any sign authorized under this Article can contain any commercial or non-commercial message, other than messages containing nudity or obscenity as defined herein, or other than a sign that advertises an activity that is illegal under Georgia or federal laws.

Sec. 702 Definitions related to sign regulations.

The following words and phrases have specific meanings as used in this Article:

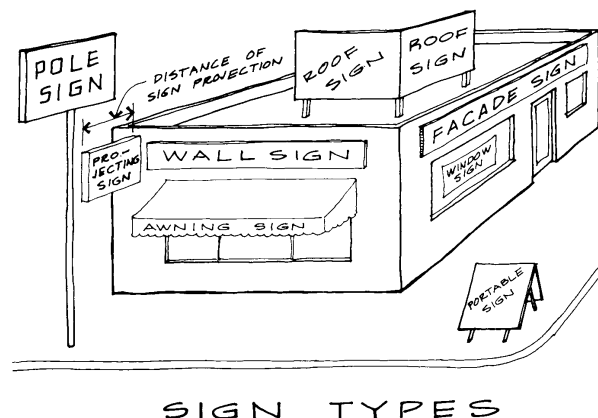
Awning: A roof-like cover that projects from the wall of a building for the purpose of shielding a doorway, or window from the elements. Awnings are often made of fabric or flexible plastic supported by a rigid frame, and may be retracted into the face of the building.

Awning sign: See “Building Sign.”

Banner: A sign other than an official flag, made of paper, cloth, thin plastic, or similar lightweight material, and usually containing a message or logo.

Building sign: A sign that in any manner is fastened to, projects from, or is placed or painted upon the exterior wall, window, door, or roof of a building. The term “building sign” includes but is not limited to the following:

- (1) **Awning sign:** A sign imposed, mounted or painted upon an awning.
- (2) **Mansard sign:** A sign imposed, mounted or painted upon a mansard and not extending above the top of the mansard.
- (3) **Marquee sign:** Any sign attached flat against the marquee or permanent sidewalk canopy of a building and not extending above the top of the marquee.
- (4) **Parapet sign:** A sign imposed, mounted or painted on a parapet and not extending above the top of the parapet.
- (5) **Projecting sign:** A sign affixed to a wall and extending more than 8 inches from the surface of such wall, usually perpendicular to the wall surface.
- (6) **Roof sign:** A sign that is mounted on, applied to, or otherwise structurally supported by the roof of a building.
- (7) **Under-canopy sign:** A display attached to the underside of a marquee or canopy and protruding over private sidewalks.
- (8) **Wall (or façade) sign:** A sign that is fastened directly to or is placed or painted directly upon the exterior wall of a building, with the sign face parallel to the wall, and extending from the surface of the wall no more than 8 inches.
- (9) **Window sign:** A sign that is placed on or behind a windowpane or glass door and intended to be viewed from outside the building.



Canopy: A permanent roof-like structure projecting from a building and open on at least one side for the purpose of shielding a pedestrian walkway from the elements, or

a freestanding roof-like structure supported by columns intended to shield a vehicular driveway or service area from the elements.

Changeable copy sign:

- (1) *Automatic changeable copy sign:* A sign on which the copy changes automatically on a lamp bank or through mechanical means, e.g., electrical or electronic time and temperature units. Copy shall mean words and numbers.
- (2) *Manual changeable copy sign:* A sign on which copy is changed manually in the field, e.g., reader boards with changeable letters. Copy shall mean words and numbers.

Double-faced sign: A sign structure with two sign faces that are parallel (back-to-back) or that form an angle to one another, where each sign face is designed to be seen from a different direction and the two sign faces are separated from each other at their nearest point by no more than three feet.

Freestanding sign: A sign permanently attached to the ground and that is wholly independent of any building or other structure. The term “freestanding sign” includes but is not limited to the following:

- (1) *Pole sign:* A sign that is mounted on a freestanding pole, columns, or similar support such that the bottom of the sign face or lowest sign module is not in contact with the ground.
- (2) *Ground sign:* A freestanding sign in which the entire bottom of the sign face or structure is in contact with the ground, providing a solid and continuous background for the sign face from the ground to the top of the sign. Also referred to as a “monument sign.”

Illuminated signs:

- (1) *Internally illuminated sign:* Any sign that is illuminated by an artificial light source from within the sign structure over any or all of its sign face.
- (2) *Externally illuminated sign:* Any sign that is partially or completely illuminated at any time by an artificial light source that directly or indirectly illuminates the face of the sign from outside the sign structure.

Incidental sign: A small sign, emblem, or decal no larger than one square foot. Such signs are normally located on doors, windows, and gas pumps, and are generally not readily visible or legible from public rights-of-way.

Mansard: A steeply sloped, roof-like façade architecturally similar to a building wall.

Marquee: A permanent roof-like structure or canopy of rigid materials supported by and extending from the façade of a building.

Marquee sign: See under “Building Sign.”

Minimum front setback: The minimum distance required by the zoning on a property between an adjoining street and the façade of a principal building on the property.

Monument sign: See “Ground Sign” under “Freestanding Sign.”

Pennant: Any lightweight plastic, fabric or similar material designed to move in the wind; pennants are often suspended from a rope, wire, or string in series. The term “pennant” shall not include a “banner” or an “official or personal flag” as regulated in this Article.

Planned center: A single office, commercial, or industrial property that is designed or intended for occupancy by two or more principal businesses that are separately owned and have no corporate relationship.

Principal freestanding sign: The main or largest freestanding sign or signs on a property.

Project entrance sign: A permanent freestanding sign located at a discernible entrance into a multi-family development, or into a development containing multiple lots, such as but not limited to a particular residential or commercial subdivision, business center, office park or industrial park.

Projecting sign: See under "Building Sign."

Roadway, controlled access: A state or federal highway (usually median divided) that, by design, may only be accessed from:

- (1) Public streets where such access is provided by grade separated interchanges consisting of bridge(s) and ramps so that traffic entering and exiting said highway can safely merge into and exit from the highway at the posted speed limit; or
- (2) Public streets where such access is provided at grade level intersections which are designed and permitted by the Georgia DOT as part of the highway construction project; or
- (3) Right in/right out only private drives without median cuts and where such private drives are permitted by the Georgia DOT due to extenuating circumstances such as no other means of access.

Controlled access roadways are distinguished from other state and federal roads in that the private driveway access is the exception to the rule rather than the norm. This definition does not include "limited access roadways."

Roadway, limited access: A median divided state or federal highway which, by design, may only be accessed from public streets and where such access is provided by grade separated interchanges consisting of bridge(s) and ramps so that traffic entering and exiting said highway can safely merge into and exit from the highway at the posted speed limit (an example would be an interstate highway). This definition does not include "controlled access roadways."

Roof sign: See under "Building Sign."

Sign: Any structure, display, or device that is used to advertise, identify, direct, or attract attention to a business, institution, organization, person, idea, product, service, event, or location by any means, including words, letters, figures, design characteristics, symbols, logos, fixtures, colors, movement, or illumination.

Sign face: That portion of the surface of a sign structure where words, letters, figures, symbols, logos, fixtures, colors, or other design elements are or may be located in order to convey the message, idea, or intent for which the sign has been erected or placed. The sign face may be composed of two or more modules on the same surface that are separated or surrounded by open space or by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.

Sign module: Each portion or unit of a sign face that is clearly separable from other such units by virtue of the expression of a complete thought, message, logo, or idea.

Sign structure: All elements of a freestanding sign, including the sign face, background, or decorative elements related to the presentation or support of the sign's message, and the structural supports.

Temporary event: An activity having a specific duration or the end of which is related to a specific action, usually lasting for only a few days or months at a time. Temporary events include but are not limited to such activities as:

- (1) The offering of a property or premises for sale or rent;
- (2) An election, political campaign, referendum, or ballot proposition put to the voters as part of city, county, state, or federal governance;
- (3) Special business promotions, such as but not limited to “grand openings,” “close-out sales,” carnivals and seasonal sales events;
- (4) A yard sale;
- (5) The construction of a building or development project, or the rehabilitation, remodeling, or renovation of a building; or
- (6) A special event by a nonprofit organization, such as a community fair or religious assembly.

Tenant: A natural person, business or other entity that occupies land or buildings by title, under a lease, or through payment of rent; an occupant, inhabitant, or dweller of a place.

Under-canopy sign: See under “Building Sign.”

Vehicular sign: Any sign placed, mounted, painted on or affixed to a motor vehicle, freight, flatbed or storage trailer or other conveyance when same are placed or parked in such a manner as to be viewed or intended to be viewed from the public right(s)-of-way except that this definition shall not apply when:

- (1) Such conveyances are actively being used to transport persons, goods or services in the normal course of business;
- (2) When such conveyances are parked in an inconspicuous area; or
- (3) When such conveyances are actively being used for storage of construction materials for, and on the same lot with a bona fide construction project for which building and other applicable permits have been issued and where construction is underway and provided said conveyances are located within designated storage areas.

Wall sign: See under “Building Sign.”

Window Sign: See under “Building Sign.”

Sec. 703 Applicability.

703 (a) Signs that are regulated.

The regulations and requirements of this Article apply to all signs that are or are intended to be viewed from a public right-of-way or adjacent property, or that are intended to be viewed from outdoor areas of public property, except as otherwise exempt under this Section.

703 (b) Exemptions; general.

The following are exempt from all restrictions and regulations imposed by this Article:

- (1) Window displays of goods available on a site are not considered to be signs and are exempt from these sign regulations.
- (2) Brand names or logos on products, product containers, or product dispensers (such as but not limited to a soft drink machine or gasoline pump) that are an in-

tegral part of the product or the product's packaging are not considered to be signs and are exempt from these sign regulations.

- ~~(3) A building design, color, or motif that is associated with a particular establishment or organization but which conveys no message is not considered to be a sign and is exempt from these sign regulations.~~

703 (c) Signs that are exempt from regulation.

Each of the following types of signs are allowed on any property and are exempt from the restrictions imposed by this Article:

(1) Official signs.

Signs placed by or at the direction of a governmental body, governmental agency or public authority, such as but not limited to traffic signs, signals, or regulatory devices or warnings; official emblems, public notices, or official instruments; signs providing directions to specific facilities or locations; signs of historical interest; signs designating special events or areas of architectural or historic significance or gateways; or other similar governmental signs or devices. Such signs are authorized within all rights-of-way or other properties controlled by such governmental body, agency, or authority; and at such other locations as a governmental body, governmental agency or public authority may direct.

(2) Property address signs.

Property addresses are not signs when displayed on a building or mailbox, provided that such property address consist of lettering no larger than 5 inches in height on a building or 3 inches on a mailbox.

(3) Holiday decorations.

Holiday decorations and displays erected on a seasonal basis that are not intended to be permanent in nature.

(4) Incidental signs.

Small signs and postings as defined in this Article of no more than 1 square foot, provided that the aggregate of all such signs on a property may not exceed 16 square feet.

Sec. 704 Prohibited signs.

The following types of signs are prohibited:

704 (a) Animated and flashing signs.

Signs other than automatic changeable copy signs that flash, blink, rotate, revolve, or have moving parts or visible bulbs, are not allowed. Signs containing reflective elements that sparkle in the sunlight or that contain luminous paint that glows in the dark are not allowed.

704 (b) Attached and painted signs.

Signs that are painted on or attached to trees, fence posts, utility poles, or rocks or other natural features, are not allowed.

704 (c) Banners.

Banners are not allowed except as provided for temporary signage under this Article. When allowed as temporary signage, a banner shall be allowed only as wall or window signage and shall be placed flush upon the wall or window to which it is attached. Ban-

ners shall not be hung as under-canopy signs, flown as flags, or used as any other form of sign.

704 (d) Billboards are prohibited

704 (e) Dilapidated signs.

Signs that are dilapidated or in such condition as to create a hazard, nuisance or to be unsafe or fail to comply with any provision of the building code of the County are not allowed.

704 (f) Display of nudity.

Signs displaying nudity, as defined by the State of Georgia at O.C.G.A. Section 32-6-75 (b) (1), are not allowed.

704 (g) Festoons.

Strings of ribbons, tinsel, small flags, pennants, streamers, pinwheels, or other devices or long narrow strips of fabric, plastic, or other pliable material designed to move in the wind, are not allowed, except as provided for temporary signage under this Article.

704 (h) Inflatable signs.

A sign that is intended to be expanded by air or other gas for its proper display or support is not allowed.

704 (i) Obscene signs.

Obscene signs, as defined by the State of Georgia at O.C.G.A. Section 16-12-80 (b), are not allowed.

704 (j) Obstructions.

No sign shall obstruct any fire escape, window, door, or opening usable for fire prevention or suppression, or prevent free passage from one part of a roof to any other part thereof. No sign shall extend above a parapet wall, be affixed to a fire escape, or interfere with any opening required for ventilation.

704 (k) Portable signs.

A sign designed to be transported or easily relocated and not attached to the ground, such as but not limited to the following, is not allowed (except as provided for temporary signage under this Article):

- (1) A sign designed to be temporarily placed upon the ground and not otherwise affixed to it;
- (2) A sign mounted on a trailer, with or without wheels;
- (3) An A-frame or sandwich board sign; or
- (4) A vehicular sign.

(5) Offsite Signs Prohibited

704 (l) Private signs placed on public property.

Any sign posted or erected on utility poles, governmental signs, public rights-of-way or any other public property is not allowed, except those placed by agencies of the federal, state, or local government.

704 (m) Roof signs.

Roof signs, including signs painted or adhered on roofs, are not allowed. This prohibition does not apply to the fascia portion of a mansard roof, or to the face of a parapet wall, provided that the sign must not extend above the top of the mansard roof or parapet wall.

704 (n) Signs imitating public warning or traffic devices.

Any sign that displays intermittent lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance, or rescue vehicles, and any sign that uses the words "stop," "danger," or other message or content in a manner that might mislead or confuse a driver, is not allowed. No red, green, or yellow illuminated sign shall be permitted within 300 feet of any traffic light.

704 (o) Sound or smoke emitting signs.

A sign that emits or utilizes in any manner any sound capable of being detected on any traveled road or highway by a person with normal hearing, or a sign that emits smoke, vapor or odors, is not allowed.

704 (p) Signs advertising illegal activity.

Signs that advertise an activity illegal under Georgia or federal law are not allowed.

Sec. 705 General requirements applying to all signs.**705 (a) Conformance to Building Codes.**

(1) In addition to any sign permit required under this Article, a building permit shall be obtained from the Building Inspector prior to installation or placement of any freestanding sign having a sign structure area greater than 15 square feet or any building sign having a sign face area greater than 6 square feet. All signs for which a building permit is required shall be constructed and maintained in conformance with all Building Code and Electrical Code requirements.

~~(2) Plans required for issuance of a building permit for a sign shall be certified as to conformance with all structural and wind load resistive standards of the Building Code by a qualified structural engineer, or be prepared using standard drawings prepared by a structural engineer or other qualified professional meeting or exceeding all requirements of the Building Code.~~

(3) All signs involving internal lights or other electrical devices or circuits shall display a label certifying it as being approved by the Underwriter's Laboratories, Inc.

(4) All electrical service to a sign shall be in compliance with the Electrical Code.

(5) Clearance from all electrical power lines shall be in conformance with the requirements of the Electrical Code.

705 (b) Conformance to state law.

The following applies to any sign located or to be located within 660 feet of the nearest edge of the right-of-way of an Interstate, U.S. or State-numbered highway (or any other road designated as a "primary highway" by the State of Georgia and approved by the U.S. Department of Transportation), or located or to be located beyond 660 feet of such highway but visible and intended to be read from such highway:

(1) Such sign shall comply with all requirements of the Georgia Outdoor Advertising Act, O.C.G.A. 32-6-70 *et seq.*

- (2) Such sign shall comply with all requirements of this Article. Between the Georgia and Lumpkin County regulations, such sign must comply with the most restrictive requirements with respect to each and every item of regulation.

705 (c) Sign maintenance.

- (1) All signs, together with all their supports, braces, guys, and anchors shall be kept in good repair and, unless constructed of galvanized or noncorroding metal, shall be given a protective coating as necessary to maintain a clean appearance and safe condition.
- (2) All signs shall be maintained in accordance with all County regulations, including any regulations concerning nuisances and vegetation.

705 (d) Minimum sign setback.

No sign or sign structure of any kind is authorized to extend into or above, or be anchored or placed in any portion of a public right-of-way (except official signs). Unless provided otherwise in this Article, all signs on a property are subject to the setback requirements for accessory uses under the property's zoning classification, but in no case may any portion of a sign be located less than 5 feet from a public right-of-way except for miscellaneous signs allowed under 708 (a)(1) of this Article.

705 (e) Principal freestanding signs; distance between.

- (1) Signs 100 square feet in area or less.
- Each principal freestanding sign having an area of 100 square feet or less shall be located at least 50 feet from any other principal freestanding sign on the same side of the street. The Building Inspector may reduce this distance if it cannot be met due to the location of existing signs on separate but adjoining lots. Such reduction shall be the minimum required in order to maintain the greatest separation possible from such existing signs.
- (2) Signs greater than 100 square feet in area.
- Each principal freestanding sign having an area greater than 100 square feet shall be located at least 500 feet from any other freestanding sign having an area greater than 100 square feet, and at least 200 feet from a property where signs having an area of at least 100 square feet are not allowed. Distance measurements are to be made horizontally in all directions from the nearest edge of the sign structure.
- (3) Principal freestanding signs shall be located at least 25 feet from a side lot line, or one-half the width of the lot frontage, whichever is less. In no case may the sign be located more closely to a side lot line than the minimum required by the zoning district.

705 (f) Ground clearance under signs.

- (1) Projecting signs shall not project more than 3 feet beyond the face of the building. Projecting signs shall provide a minimum of 8 feet of clearance from ground level to the bottom of the sign.
- (2) Under-canopy signs of greater than 4 square feet shall be rigidly mounted, and there shall be 8 feet of clearance below the base of any rigidly mounted under-canopy sign. There shall be a minimum clearance of 7 feet below the base of any non-rigidly mounted under-canopy sign.

- (3) Awning, mansard and marquee signs shall be no less than 8 feet above the ground when erected over pedestrian walkways at the lowest extremity of the sign.

705 (g) Visibility clearance area.

- (1) No portion of a sign face, and no portion of a sign structure wider than 12 inches, between the heights of 2½ feet and 12 feet shall be located within 20 feet of the intersection of the right-of-way lines of streets, roads, highways or railroads, or within 20 feet of the intersection of a street right-of-way and either edge of a driveway.
- (2) No sign shall be erected or maintained where, by reason of its position, wording, illumination, size, shape or color, it may obstruct the view of oncoming vehicles or impair, obscure, interfere with the view of, or be confused with any authorized traffic control sign, signal or device.

705 (h) Illuminated signs.

- (1) Where restricted.

Signs are allowed to be externally or internally illuminated, except as follows:

- a. A sign located on an agricultural property may not be internally illuminated. External illumination must be installed so that it illuminates only the sign face and does not shine onto public rights-of-way or neighboring properties.
- b. A sign located on single- or two-family residential property may not be illuminated.

- (2) Traffic Control.

No sign illumination device shall resemble an official traffic control or warning sign, nor shall it hide from view or distract from any traffic or street sign or signal.

- (3) Hazards.

Illumination devices shall be placed, filtered, and shielded so direct rays will not be cast into the eyes of drivers or pedestrians.

- (4) Light Pollution.

Sign illumination shall not cast light directly upon adjacent properties or roadways. No illuminated signs are allowed within 100 feet of any residential zoning district or property occupied by a dwelling.

- (5) Neon Tubes.

No sign that has exposed neon tubes or other exposed tubes containing luminescent gas shall be used outside a building.

- (6) Exposed Wires.

No sign may have exposed electrical wires.

- (7) Strings of Bulbs.

Strings of bulbs are not permitted, except as part of a holiday celebration.

- ~~(8) Hours of Illumination:~~

~~No sign shall be illuminated between 11 p.m. and 6 a.m. except for those hours during which the premises on which the sign is located is open for business.~~

(9) Types of illumination.

- a. Externally-illuminated sign. An externally-illuminated sign, when permitted, shall have concealed wiring and controls, and shall have shielded and screened external light sources.
- b. Internally-illuminated sign. Internally-illuminated signs, where permitted, must completely shield the source of light from direct view. Internally channeled or reverse-channeled letters are permitted only in instances of wall signs affixed to buildings with a front setback of more than 100 feet.



MEASUREMENT OF WALL SIGN AREA WHERE THERE IS NO DEFINED SIGN BACKGROUND
"A" x "B" = SIGN AREA

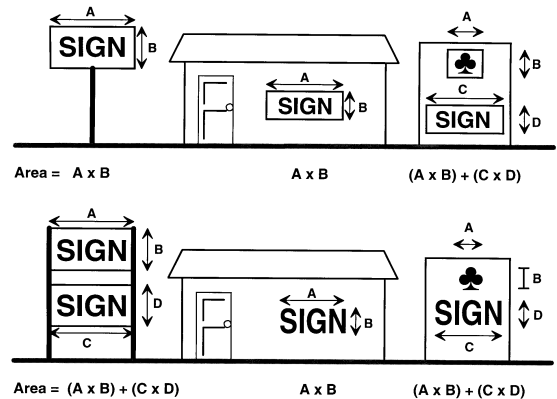
Sec. 706 Measurement of sign area and height.

706 (a) Computation of sign area.

In order to determine compliance with the maximum allowable sign areas permitted under this Article, the following shall establish how sign areas are measured. The terms "sign area" and "sign face area" are interchangeable and have the same meaning for the purpose of regulating maximum sign sizes.

(1) Sign face area.

- a. The area of a sign face shall be computed as the area within the smallest rectangle enclosing the limits of a sign face, or the combination of the areas of all such rectangles delimiting each sign module, together with any frame or material, texture, or color forming an integral part of the sign face or used to differentiate the sign face from the structure upon which it is placed.
- b. For signs that have no identifiable frame or border, the smallest rectangle that includes all of the sign's words, letters, figures, symbols, logos, fixtures, colors, or other design elements intended to convey the sign's message shall establish the area of the sign's face.
- c. The computation of the area of a sign face shall not include the structure, supports, or uprights on which the sign face is placed or any portions of a sign structure that are not intended to contain any message or idea and are purely structural or decorative in nature, other than those portions contained within the rectangle that delimits the sign face or a sign module
- d. Manual changeable copy signs.

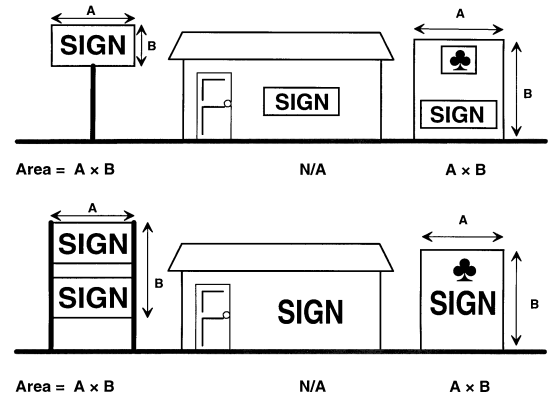


Examples of Sign Face Area Measurements

For any sign on which any of the words, letters, figures, symbols, logos, fixtures, colors, or other design elements are routinely changed or are intended to be changed from time to time, the sign face area shall include the entire area within which any words, letters, figures, symbols, logos, fixtures, colors, or other design elements may be placed, together with any frame or material, texture, or color forming an integral part of the sign face or used to differentiate the sign face from the structure upon which it is placed.

(2) Sign Structure Area.

- a. The area of a sign structure shall be computed as the area within the smallest rectangle enclosing the limits of the surface of a sign whereon the sign face or sign modules may be placed, including all portions of a sign structure that provide a background for the sign face but are not intended to contain any message or idea and are purely structural or decorative in nature.



Examples of Sign Structure Area Measurements

- b. Project entrance signs.

For project entrance signs or other signs that are imposed, mounted or painted on a wall or other decorative structure, the sign structure area shall be computed as that portion of such wall or other decorative structure that is discernibly devoted to the support of the sign or, by its design or architectural treatment, intended to provide a background or frame for the sign.

(3) Treatment of open spaces.

Any open space contained within the limits of the rectangle delimiting the sign face, sign module, or sign structure shall be included in the computation of the area of such sign face, sign module, or sign structure.

(4) Double-faced signs.

For double-faced signs, when the sign face surfaces are parallel (back-to-back), or where the smallest angle formed between the two faces is 60 degrees or less, the area of the sign shall be taken as the area on the largest side. For double-faced signs where the interior angle formed by the faces is more than 60 degrees, the area of the sign shall be the total area of all sides.

706 (b) Measurement of sign height.

The height of a sign shall be equal to the vertical distance from the average grade at the base of the sign, or from the crown of the roadway of the nearest street within 50 feet of any portion of the sign, to the highest point of any portion of the sign, which ever results in the greater sign height. Any earthen berms and elevated foundations supporting signs, signposts or other sign supports shall be included in the height of the sign.

Sec. 707 Permanent signs allowed, by land use category.

The following Tables 7.1 and 7.2 present the maximum number, size, height, and other restrictions relating to specific signage that are permitted by right in each land use category. Additional signage is permitted under this Article and under Sec. 708 and Sec. 709 of this Article.

707 (a) Principal Freestanding Sign—One Use on Property.

“Principal Freestanding Sign—One Use on Property” on Table 7.1 applies to a lot where there is only one use being made of the property, such as but not limited to one single-family or two-family dwelling, one multi-family development, one public or community institution, or one business occupant. A predominantly agricultural property, with or without a residence on the property, is considered a single agricultural use. Properties that are vacant but zoned or offered for sale or lease for a particular land use also fall under this category.

707 (b) Principal Freestanding Sign—Planned Center.

“Principal Freestanding Sign—Planned Center” on Table 7.1 applies to a single commercial or industrial property that is designed or intended for occupancy by two or more principal businesses that are separately-owned and have no corporate relationship. A planned center may consist of several businesses in a single building or individual businesses in several buildings on the property.

707 (c) Project entrance signs.

Project entrance signs are signs located at an entrance into a residential subdivision, into a multi-family development, or into an office, commercial or industrial park consisting of two or more lots. Each project entrance sign shall not exceed the number, area or height limitations shown on Table 7.1.

707 (d) Building signs.

For building signs permitted on Table 7.2, the following shall apply:

- (1) For single-occupant buildings, the maximum allowed area for a building sign on a wall shall be calculated on the basis of the percentage of the entire area of said wall, including all windows and doors.
- (2) For multi-tenant buildings, the maximum allowed area for each building sign for each tenant shall be calculated on the basis of the percentage of the area of the wall, including all windows and doors, of that portion of the structure occupied by the tenant.
- (3) In no case shall a window sign obscure more than 20% of a window.
- (4) Projecting and under-canopy signs shall be limited to no more than 1 per tenant on a property, and each tenant shall have no more than 1 projecting sign or under-canopy sign, for each street that the tenant faces.

707 (e) Automatic changeable copy signs.

Automatic changeable copy signs are only allowed on commercial and industrial properties.

707 (f) Master planned development.

For signs in a master planned development (MPD), each property or individual development within the MPD shall conform to the sign regulations established as part of the zoning approval for the MPD. If no such regulations exist, each property or indi-

vidual development within a master planned development shall conform to the provisions of this Article in accordance with the land use category of said property or individual development.

Table 7.1: Permitted Freestanding Signs—By Land Use Category

| Land Use Category (See Article 2 for definitions) | | | | | | |
|--|------------------------------|------------------------------------|------------------------|----------------------------|----------------------------|--------------------------------------|
| | Agricultural Property | Single- and Two-Family Residential | Multi-Family Property | Commercial Property | Industrial Property | Public or Institutional Use Property |
| Sec. I - Principal Freestanding Sign—One Use on Property: | | | | | | |
| Max. Number | 1 per lot/ Parcel | 1 per lot | N/A | 1 per street frontage | 1 per street frontage | 1 per street frontage |
| Maximum sign face or sign structure area ¹ | 16 sf 9-sf | 16 sf 9-sf | 32 sf | 32 sf 100-sf | 32 sf 100-sf | 32 sf 100-sf ² |
| Maximum height | 6 feet | 6 feet | 10 feet | 10 feet 20-feet | 10 feet 20-feet | 10 feet 20-feet |
| Type Sign | Pole | Monument | | Monument | Monument | Monument |
| Sec. II - Freestanding Sign—Planned Center: | | | | | | |
| Max. Number | N/A | N/A | N/A | 1 per street frontage | 1 per street frontage | N/A |
| Maximum sign face or sign structure area | | | | 50 sf 300-sf | 50 sf 300-sf | |
| Maximum height | | | | 10 feet 35-feet | 10 feet 35-feet | |
| Type Sign | | | | Monument | Monument | |
| Sec. III - Project Entrance Sign: | | | | | | |
| Max. Number | N/A | 1 per entrance drive | 1 per entrance drive | 1 per entrance drive | 1 per entrance drive | N/A |
| Maximum sign face or sign structure area | 32 sf | 32 sf 64-sf | 32 sf 64-sf | 32 sf 300-sf | 32 sf 300-sf | |
| Maximum height | | 8 feet | 8 feet | 10 feet 35-feet | 10 feet 35-feet | |
| Type Sign | Monument | Monument | Monument | Monument | Monument | |

¹ Whichever is greater.² A public or community use property adjacent to a limited access or controlled access highway may have a sign next to and viewable from said highway of up to 128 square feet in area and 16 feet high.

Table 7.2: Permitted Building Signage—By Land Use Category

| Land Use Category (See Article 2 for definitions) | | | | | | |
|---|-----------------------|------------------------------------|-----------------------|---|---|--------------------------------------|
| | Agricultural Property | Single- and Two-Family Residential | Multi-Family Property | Commercial Property | Industrial Property | Public or Institutional Use Property |
| Sec. I. - Wall, awning, under-canopy, projecting & window signs on a building: | | | | | | |
| Max. number of all building signs | 1 | 1 | 1 per building | 1 per tenant for each of the tenant's walls facing a street ³ | 1 per tenant for each of the tenant's walls facing a street | By special use approval only |
| Maximum sign face area | 1 square foot | 1 square foot | 4 square feet | 10% of the area of the wall on which the sign is placed, up to a maximum of 100 square feet | 10% of the area of the wall on which the sign is placed, up to a maximum of 100 square feet | |
| Additional Under-Canopy Sign | Not Allowed | Not Allowed | Not Allowed | 1 per tenant, up to 4 square feet in area | 1 per tenant, up to 4 square feet in area | |
| Sec. II - Signs on a free-standing canopy: | | | | | | |
| Max. number of all canopy signs | Not Allowed | Not Allowed | Not Allowed | 1 per canopy face | 1 per canopy face | Not Allowed |
| Maximum sign face area | | | | 15% 10% of the area of each canopy face | 15% of the area of each canopy face | |
| Maximum sign face area of largest sign | | | | 18 9 square feet | 18 square feet | |

³ Additional wall signage is allowed for each tenant as follows: for a tenant occupying 50,000 to 100,000 square feet of floor area, 1 additional building sign is allowed (total); for a tenant occupying more than 100,000 square feet of floor area, 2 additional building signs are allowed (total).

Sec. 708 Other permanent signs allowed.**708 (a) Miscellaneous freestanding signs.**

Freestanding signs in addition to those shown on Table 7.1 are allowed as accessory uses on a property occupied by any multi-family, commercial, industrial, or public or community use if each sign complies with all of the following:

- (1) Within the area between a street and the minimum front yard setback for principal buildings required for the zoning district, additional signs may be located within 3 feet of driveways that provide access into or from the property. There shall be no more than 2 such signs per driveway and each such sign shall not exceed 4 square feet in sign area nor be more than 2½ feet in height.
- (2) Miscellaneous signs located farther from the street than the minimum required front yard setback shall be allowed as follows:
 - a. One miscellaneous sign not to exceed 64 square feet in area nor more than 8 feet in height may be located on the property for each principal building on the lot.
 - b. Other miscellaneous freestanding signs are allowed beyond the minimum front yard setback on a property developed for multi-family, commercial, industrial, or public or community use, provided that such signs shall have no more than 4 square feet in sign face area nor more than 3 feet in height (except signs that are required by law to be higher than 3 feet high, such as those marking a handicapped parking space).

~~708 (b) Interstate signs:~~

~~Freestanding signs in addition to those shown on Table 7.1 are allowed along the Interstate Highway under the following provisions:~~

~~(1) Location of interstate signs:~~

- ~~a. Each interstate sign shall be located within 660 feet of the Interstate Highway and within an area 1,500 feet long beginning 500 feet from the point where the pavement widens on the main traveled way to accommodate the longest entrance or exit ramp.~~
- ~~b. Interstate signs must be within an area zoned under the commercial or industrial districts as specified in state law (see Table 2.1).~~

~~(2) Number of signs per interchange:~~

~~Three interstate signs are allowed per quadrant of any interchange adjacent to the interstate highway.~~

~~(3) Uniform size:~~

~~The outside measurements of all such signs shall be 14 feet in height and 48 feet in length, with or without trim.~~

~~(4) Illumination:~~

~~All illuminated signs shall use base mounted fluorescent or mercury vapor lights and shall be activated by photoelectric cells. Additional lighting including but not limited to neon, animation and running lights is prohibited.~~

~~(5) Height above interstate grade:~~

~~All signs shall be a minimum of 10 feet above adjacent interstate pavement measuring from the lower portion of the sign face. "Monopole" signs shall not exceed 70 feet in height; all other types shall not exceed 35 feet in height.~~

~~(6) Extrusions prohibited:~~

~~Extrusions beyond the face to the sign, excluding aprons, are prohibited.~~

~~(7) Number of signs per location:~~

~~Only one sign shall be allowed to face the same direction per location. This allows back to back or "v" formation signs but prohibits two signs (side by side) facing the same direction.~~

~~(8) Spacing and setbacks:~~

~~a. Sign locations shall be no less than 500 feet apart measuring from the two closest points.~~

~~b. Sign structures shall be no less than 10 feet from any property or right-of-way line.~~

~~(9) Historic area locations prohibited:~~

~~No sign shall be placed in or obstruct the view of an area of designated historic interest.~~

708 (c) Private and public recreational signs.

- (1) Private and public recreational activities support signs shall be those signs erected on walls, fences, dugouts, press boxes, stadium stands, concession stands, ticket booths, benches and locker rooms which are sold by private and/or public organizations to support recreational activities of the type sponsored by nonprofit organizations or the school district.
- (2) Such signs shall be allowed on any public or community use property where the aforementioned recreational facility is permitted and located.
- (3) Such individual signs shall not exceed 8 feet in height and 32 square feet in area and must face inward to the recreational activity area.
- (4) There shall be no limit on the number of signs per site provided that such sign faces are not visible from neighboring residential property or public rights-of-way.

Sec. 709 Temporary signs.

The following temporary signs are allowed under the provisions of this Article.

709 (a) Official or personal flag.

Any cloth, paper, thin plastic, or similar material that is displayed by hanging or flying, representing in whole the officially adopted symbol or emblem of a government, political subdivision, institution, organization, or corporation; or, a flag adopted or flown by a person as a symbol or statement, is allowed as an accessory use on any property that is used in any land use category if it complies with all of the following:

- (1) Number of flags.
 - a. Only 1 official or personal flag may be displayed on a lot occupied by an agricultural use, a single-family or two-family residential use, or a multi-family residential use. **U.S. & State Flag Exempt.**
 - b. No more than 3 official and personal flags may be displayed on a lot occupied by a commercial use, an industrial use, or a public or community use.

- c. Official and personal flags shall not exceed 32 square feet in area, nor be located on flagpoles that exceed the building height limitation of the zoning district for the property where the flag is displayed.
- d. The official flag of the United States of America shall be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes **and are exempt from these regulations.**

709 (b) Election-cycle signs.

(1) Location.

- a. Such signs are allowed on properties in all land use categories.
- b. Such signs shall be erected and maintained only with the permission of the owner of the property upon which the sign is erected.
- ~~c. No such sign can be placed within 50 feet of an intersection, nor shall any sign be closer than ten feet to the pavement of a driveway.~~

(2) Setback.

No setback from the street right-of-way line shall be required for an election cycle sign, except that any such sign shall not be placed within or over the street right-of-way nor affixed to any tree, utility pole or official traffic sign or structure.

(3) Size.

Election-cycle signs shall not exceed **eight (8) five** feet in height and **16 9** square feet in area.

(4) Number and duration.

- a. A maximum number of signs equal to one sign for each **candidate elective-of-fice** and for each other ballot question related to the election may be placed on a property.
- b. Election-cycle signs may be displayed from the last day of qualification of candidates until the election of all candidates to office or resolution of all ballot questions put to the voters in the election.
- c. All elections signs must be taken down within 14 days after the elections.**

(5) Permanence.

- a. Nonpermanent but water-resistant construction materials may be used, such as but not limited to poster board, foam core board or illustration board.
- b. The words, letters, figures, symbols, logos, fixtures, colors, or other design elements that convey the sign's message shall be permanently applied to the sign's face; automatic or manual changeable copy shall not be allowed.

(6) Lighting.

Such signs shall not be illuminated.

~~709 (c) Short duration temporary signs:~~

~~(1) Location:~~

- ~~a. Such signs are allowed on properties in all land use categories.~~
- ~~b. Such signs shall be erected and maintained only with the permission of the owner of the property upon which the sign is erected.~~

- c. ~~No such sign can be placed within 50 feet of an intersection, nor shall any sign be closer than ten feet to the pavement of a driveway.~~

(2) ~~Setback:~~

~~No setback from the street right-of-way line shall be required for a short duration temporary sign, except that any such sign shall not be placed within or over the street right-of-way nor affixed to any tree, utility pole or official traffic sign or structure.~~

(3) ~~Size:~~

~~Short duration temporary signs shall not exceed 6 feet in height and 9 square feet in area.~~

(4) ~~Number and duration:~~

- a. ~~No more than two short duration temporary signs can be erected on any lot at any one time.~~
- b. ~~Short duration temporary signs can be erected for a maximum of 4 weeks.~~
- c. ~~Short duration temporary signs cannot be placed on the same lot more than three times per calendar year from January 1st to December 31st.~~

(5) ~~Permanence:~~

- a. ~~Nonpermanent but water-resistant construction materials may be used, such as but not limited to poster board, foam core board or illustration board.~~
- b. ~~The words, letters, figures, symbols, logos, fixtures, colors, or other design elements that convey the sign's message shall be permanently applied to the sign's face; automatic or manual changeable copy shall not be allowed.~~

(6) ~~Lighting:~~

~~Such signs shall not be illuminated.~~

709(d) ~~Long duration temporary signs:~~

(1) ~~Location:~~

- a. ~~Such signs are allowed on properties in all land use categories.~~
- b. ~~Such signs shall be erected and maintained only with the permission of the owner of the property upon which the sign is erected.~~
- c. ~~No such sign can be placed within 50 feet of an intersection, nor shall any sign be closer than ten feet to the pavement of a driveway.~~

(2) ~~Setback:~~

~~No part of any long duration temporary sign shall be located in, on or within 5 feet of a public right-of-way.~~

(3) ~~Size:~~

~~Except for portable signs, banners, streamers and flags allowed under 709(e), long duration temporary signs shall not exceed 6 feet in height and 9 square feet in area.~~

(4) ~~Number and duration:~~

- a. ~~No more than two long duration temporary signs can be erected on any lot at any one time.~~
- b. ~~Long duration temporary signs can be erected for a maximum of 60 days.~~

~~c. Long duration temporary signs cannot be placed on the same lot more than two times per calendar year from January 1st to December 31st.~~

~~(5) Permanence:~~

~~Except for portable signs, banners, streamers and flags allowed under 709 (e), only permanent construction materials shall be used. The words, letters, figures, symbols, logos, fixtures, colors, or other design elements that convey the sign's message shall be permanently applied to the sign's face; automatic changeable copy shall not be allowed.~~

~~(6) Lighting:~~

~~Such signs shall not be illuminated except on commercial or industrial properties.~~

709 (e) Portable signs, banners, streamers and flags.

Portable signs, banners, streamers and flags are allowed ~~as long duration~~ temporary signs on a property developed for commercial or industrial uses, subject to all provisions that pertain to long duration temporary signs and the following additional restrictions.

(1) The primary purpose of this Subsection is to allow additional temporary signage during special commercial events, such as "grand openings" and special sales.

(2) Portable signs.

One portable sign per developed lot or business is allowed under the following conditions and requirements:

- a. Prior to the erection or placement of these signs or devices, all required fees and taxes shall be paid by the owner of the sign.
- b. The maximum size allowance for these devices and signs shall not exceed 32 square feet. The square footage of said portable sign, when combined with other signs on the same lot, shall not exceed the total square footage authorized for freestanding signs in the land use category. Said sign shall not have arrows, directional arrows, or flashing lights.
- c. No portable sign shall be placed on a lot that is used for residential purposes.
- d. The sign must be placed on the site in such a manner as to be at least 5 feet from the right-of-way and to not be an obstruction for traffic or visibility. The location of the sign is subject to approval of the Building Inspector.
- e. To prevent wind damage to the sign or other property, the sign must be securely anchored to the site in a manner acceptable to the Building Inspector.
- f. All electrical connections to the sign must be in compliance with the electrical codes as adopted by the County, and must be inspected prior to use.
- g. The maximum number of portable sign permits to be issued to a single location or site at any given time shall be 1 sign.

(3) Banners, streamers and flags.

- a. Banners, streamers and flags shall be counted towards the total square foot sign area for freestanding signs permitted for the lot on which they are placed, and when added to the area of all other signs on said lot shall not exceed the total sign area permitted for the lot.
- b. No part of any such sign shall be located in, on or within 5 feet of a public right-of-way.

709 (f) Weekend signs.

Weekend signs are allowed as temporary signs under the following provisions.

(1) Location.

- a. Such signs are allowed on properties in all land use categories.
- b. Such signs shall be erected and maintained only with the permission of the owner of the property upon which the sign is erected.
- c. No more than one such sign for any item of events can be placed on any road or street within 1000 ft of the next such sign.

(2) Setback.

No setback from the street right-of-way line shall be required for a weekend sign, except that any such sign shall not be placed within or over the street right-of-way nor affixed to any tree, utility pole or official traffic sign or structure.

(3) Size.

Such signs shall not exceed 6 square feet in area nor be more than 3 feet in height.

(4) Duration.

Weekend signs shall be allowed only between Friday starting at 5:00 p.m. and Sunday ending at 8:00 p.m.

(5) Permanence.

- a. Nonpermanent but water-resistant construction materials may be used, such as but not limited to poster board, foam core board or illustration board.
- b. The words, letters, figures, symbols, logos, fixtures, colors, or other design elements that convey the sign's message shall be permanently applied to the sign's face; automatic or manual changeable copy shall not be allowed.

(6) Lighting.

Such signs shall not be illuminated.

709 (g) Construction signs.

Additional signs are allowed as temporary signs during the construction or remodeling of a project or building.

(1) Location.

- a. Such signs are allowed on properties in all land use categories.
- b. Such signs shall be erected and maintained only with the permission of the owner of the property upon which the sign is erected.

(2) Setback.**(3) No part of any long duration temporary sign shall be located in, on or within 5 feet of a public right-of-way.****(4) Number and size of signs.**

The number of such signs and their sizes shall be limited to one of the following:

- a. One temporary sign per contractor not exceeding 9 square feet in area nor more than 6 feet in height; or

- b. One sign per property, not exceeding 32 ~~100~~ square feet in area nor more than 8 ~~20~~ feet in height in a residential ~~zoning~~ district; or
- c. One sign per property, not exceeding 50 ~~200~~ square feet in area nor more than 10 ~~20~~ feet in height in a commercial or industrial ~~zoning~~ district.

(5) Duration.

- a. The sign(s) may be placed upon issuance of a development permit authorizing site grading, or a building permit authorizing the construction, interior finish or remodeling, and must be removed upon issuance of the Certificate of Occupancy, final building inspection, or approval for connection to electric power for the work authorized by the building permit, whichever occurs first.

(6) Permanence.

Only permanent construction materials shall be used. The words, letters, figures, symbols, logos, fixtures, colors, or other design elements that convey the sign's message shall be permanently applied to the sign's face; automatic changeable copy shall not be allowed.

(7) Lighting.

Such signs shall not be illuminated.

Sec. 710 Sign permits.

710 (a) Sign permits; when required.

In addition to a building permit as may be required under the Building Code, a sign permit shall be obtained from the ~~Planning Department Building Inspector~~ prior to installation, relocation, expansion, construction or structural alteration of any sign regulated under this Article except for those signs specifically exempted under 710 (b), below.

710 (b) Sign permits; exemptions.

The following do not require issuance of a sign permit.⁴

(1) A sign permit will not be required under the following conditions:

- a. Replacing or altering the words, letters, figures, symbols, logos, fixtures, colors, or other design elements that compose a sign's message, in whole or in part, shall not require a sign permit unless a structural change is made.
- b. Painting, repairing, cleaning, or maintaining a sign shall not require a sign permit unless a structural change is made.

(2) A sign permit will not be required for the following listed signs:

- a. Any sign that is otherwise exempt from regulation under Sec. 703 of this Article.
- b. A principal freestanding sign on a single-family or two-family residential property allowed under 707 (a) of this Article does not require a sign permit.
- c. Miscellaneous freestanding signs that are allowed under 708 (a) of this Article do not require a sign permit.

⁴ These exemptions apply only to the requirement of a permit and do not relieve the owner of the sign from compliance with all other requirements of this Article for the particular sign.

- d. Public and private recreational signs that are allowed under 708 (c) of this Article do not require a sign permit.
- e. Official or personal flags that are allowed under 709 (a) of this Article do not require a sign permit.
- f. Weekend signs that are allowed under 709 (f) of this Article do not require a sign permit.
- g. Construction signs that are allowed under 709 (g) of this Article do not require a sign permit.
- h. Any building sign less than 6 square feet in area does not require a sign permit.

710 (c) Multi-Tenant Nonresidential Projects.

- (1) A uniform sign plan is required for any multi-tenant nonresidential development, such as a shopping center, before any signs for the development or the development's tenants may be erected on the property.
- (2) The uniform sign plan shall govern the placement and design of all signs within the development as to their location, number, materials, size, letter style, and color.
- (3) A uniform sign plan shall be submitted and approved as follows:
 - a. The uniform sign plan shall consist of such drawings and specifications as may be required to clearly illustrate the location, materials, size, letter style, and color of all and every sign to be placed as freestanding and building signs within the development.
 - b. The uniform sign plan is to be submitted to the Planning & Development Department. The uniform sign plan shall be approved upon a finding by the Planning & Development Director that:
 - 1. The plan provides that signs of a similar type and function within the development shall have a consistency of size, lettering style, color scheme, and construction materials so as to present a unified design concept while respecting the differences between tenant types and occupancies.
 - 2. The signs proposed in the uniform sign plan shall comply with the requirements of the Sign Regulations Article in all respects.
- ~~(4) The requirements of the approved uniform sign plan shall be recorded by the owner in the office of the Clerk to Superior Court prior to issuance of a Certificate of Occupancy or connection to permanent power for the development, and shall be included in any sale, lease, or other transfer of right of occupancy affecting any part of the development.~~
- (5) All tenants of the development, whether an owner, lessee, subtenant, purchaser, or other occupant, shall comply with the approved uniform sign plan.

710 (d) Issuance of a sign permit.

- (1) Sign review required.

For any sign requiring issuance of a sign permit under the provisions of this Article, sign review shall be required prior to installation, relocation, renovation, expansion, construction or reconstruction of the sign. The sign application, with the non-refundable application fee established by the Board of Commissioners, shall be submitted to the Planning Department Building Inspector.

(2) Sign permit application.

a. Application for signs other than temporary signs.

The application for a sign permit for all types of signs other than temporary signs must include the following:

1. An itemized list and a keyed site plan at a suitable scale showing the location of all existing signs and sign structures currently on the property.
2. An itemized list and a keyed site plan at a suitable scale showing the location of all proposed signs to be located on the property and all existing signs proposed to be removed.
3. A scaled drawing with dimensions and specifications, specifying materials, illumination, character sizes, colors, and support systems for each proposed sign.
- ~~4. The estimated cost of construction for each proposed sign.~~
5. An agreement wherein the applicant shall indemnify the county against all damages, demands, or expenses of any kind caused by the sign or sign structure.
- ~~6. Any other information as may be reasonably required by the Building Inspector to determine compliance with all provisions of this Article.~~

b. Application for temporary signs.

The application for a sign permit for a temporary sign must include the following:

1. A list of the temporary signs to be placed on the property.
2. A description of the temporary signs to be placed on the property.
3. For portable signs, banners, streamers and flags, written and graphic evidence of compliance with all requirements of 709 (e).

(3) Approval of sign permit.

Once a complete application for a sign permit has been received, within 30 days the ~~Planning Department~~ ~~Building Inspector~~ shall review the application and either (a) issue the permit or (b) inform the applicant of the reasons why the permit cannot be issued. Upon determination that the application fully complies with the provisions of this Article, the Building Code, and all other applicable laws, regulations, and Articles, the sign permit shall be issued by the ~~Planning Department~~ ~~Building Inspector~~.

(4) Permit identification to be placed on the sign.

Every sign for which a permit is issued shall be plainly marked with the name of the permittee and shall have the number of the sign permit affixed on the framework in the lower right hand area of the sign or on the sign face using a durable material so that it is easily seen and weatherproof.

(5) Expiration of sign permit for uncompleted construction.

A sign permit shall expire if the sign for which the permit was issued has not been substantially completed (to the extent of at least 60% completion based on the estimated cost of construction from the permit application) within six months of issuance. One 6-month extension may be approved by the ~~Planning Director~~ ~~Building Inspector~~ for circumstances deemed extenuating and reasonable.

(6) Fee schedule.

The Board of Commissioners may from time to time, establish a schedule of fees for sign permits or modify said fee schedule as necessary to include, but not necessarily be limited to, the cost of issuing permits, making inspections and other administrative matters related to this Article.

Sec. 711 Modifications to sign restrictions.

711 (a) Requests for modifications.

- (1) Modifications to the restrictions on signage for a specific property or development may be requested for administrative approval.
- (2) Such requests shall be submitted to the Planning & Development Department for review and handling. All variances or modifications shall be forwarded to all planning commission members. Any appeals shall be forwarded to the Board of Commissioners.

711 (b) Uniform sign plan required.

A request for modification shall be supported by a uniform sign plan.

- (1) The uniform sign plan shall consist of such drawings and specifications as may be required to clearly illustrate the location, materials, size, letter style, and color of all and every sign to be placed as freestanding and building signs within the development.
- (2) The uniform sign plan shall establish design standards such that signs of a similar type and function within the development shall have a consistency of size, lettering style, color scheme, and construction materials so as to present a unified design concept while respecting the differences between tenant types and occupancies.

711 (c) Denial of modification request.

If the Planning Commission & Development Director denies the requested modification, the applicant may appeal the decision to the Board of Commissioners Adjustment.

~~711 (d)~~ Approval of modification request.

- ~~(1) Following approval by the Planning & Development Director or the Board of Adjustment, the requirements of the approved uniform sign plan shall be recorded by the owner in the office of the Clerk to Superior Court prior to issuance of a certificate of occupancy for the development, and shall be included in any sale, lease, or other transfer of right of occupancy affecting any part of the development.~~
- ~~(2) All tenants of the property or development, whether an owner, lessee, subtenant, purchaser, or other occupant, shall comply with the approved uniform sign plan.~~